

**Proposed Amendment to the
Northwest Corridors Redevelopment Plan
University of Nebraska Technology Park Project 3**

(Page 28, University of Nebraska Technology Park Project 3, the Northwest Corridors Redevelopment Plan)

5. World's Foremost Bank Project

Project Description

The World's Foremost Bank Project will consist of an office building of approximately 40,000 square feet located on Lot 1, Block 1, Highland's Coalition 2nd Addition generally north of the existing bank location at 4800 N.W. 1st Street within the Technology Park. In addition, the World's Foremost Bank will be acquiring Outlot A, Highland's Coalition 2nd Addition and constructing a parking lot on this site. An approximately 4 – 5 acre parcel will be separately platted for future expansion purposes and a second phase of the project. Thus, the Project site shall be approximately 14.5 acres. In order to facilitate this Project, certain public improvements will be required. The Project site is shown on Exhibit 3b attached and incorporated by this reference. The Project site will require the vacation of Highland Court for which the applications have been filed.

In addition to the public infrastructure items, the Project will involve the installation of street trees, ornamental street lighting, and landscaping in the public right-of-way as required by the Lincoln Municipal Subdivision Ordinance.

Public investment may assist in eligible expenditures, which may include site acquisition, site preparation, public infrastructure and the reconstruction of the vacated Highland Court.

Statutory Elements

A. Property Acquisition, Demolition, and Disposal

No public acquisition of private property, relocation of families or business, or the sale of property is necessary to accomplish this Project.

B. Population Density

The proposed development at the Project site contains no residential units and no residential units are envisioned. The Project consists of an office/commercial development which will not affect population density in the Project area.

C. Land Coverage

The Project site is currently vacant, but will be developed with the Project. Based upon the Project consisting of approximately 40,000 square feet of building on the Project site, the Project would have a floor to area ratio within or below the requirement of Use Permit #80B, which sets a standard floor to area ratio of 30%. Thus, the Project is well within the land-coverage ratio envisioned by Use Permit #80B.

D. Traffic Flow, Street Layouts, and Street Grades

It is anticipated that the Project will increase traffic and that the current status of N.W. 1st Street will be adequate to provide access to the Project site. The intersection of Highlands Boulevard and N.W. 1st Street has been signalized. Additional traffic control measures, such as a deceleration lane to the Project site, is being considered based on the traffic analysis.

E. Parking

Use Permit #80B identifies certain parking envelopes available for the location of parking for development projects within the University of Nebraska Technology Park. The private parking will be developed as a part of the Project and will exceed the parking requirements set forth in the O-3 Office Park zoning classification.

F. Zoning, Building Code, and Ordinances

The Project site includes an approximately 19.32 acre parcel which is within the coverage of Use Permit #80B. Additional zoning changes shall not be necessary. No other changes are contemplated to local codes or ordinances. As the specific details of the Project are finalized, an administrative amendment to Use Permit #80B will be required to demonstrate that the Project complies with Use Permit #80B.

G. Financing

The estimated total cost to implement this office/commercial redevelopment is approximately \$6,200,000 which will yield incremental tax revenues sufficient to support approximately \$850,000 of City public investment. The source of public funds for these improvements will be Community Improvement Financing, estimated to be \$850,000, generated from the private development within the project area.

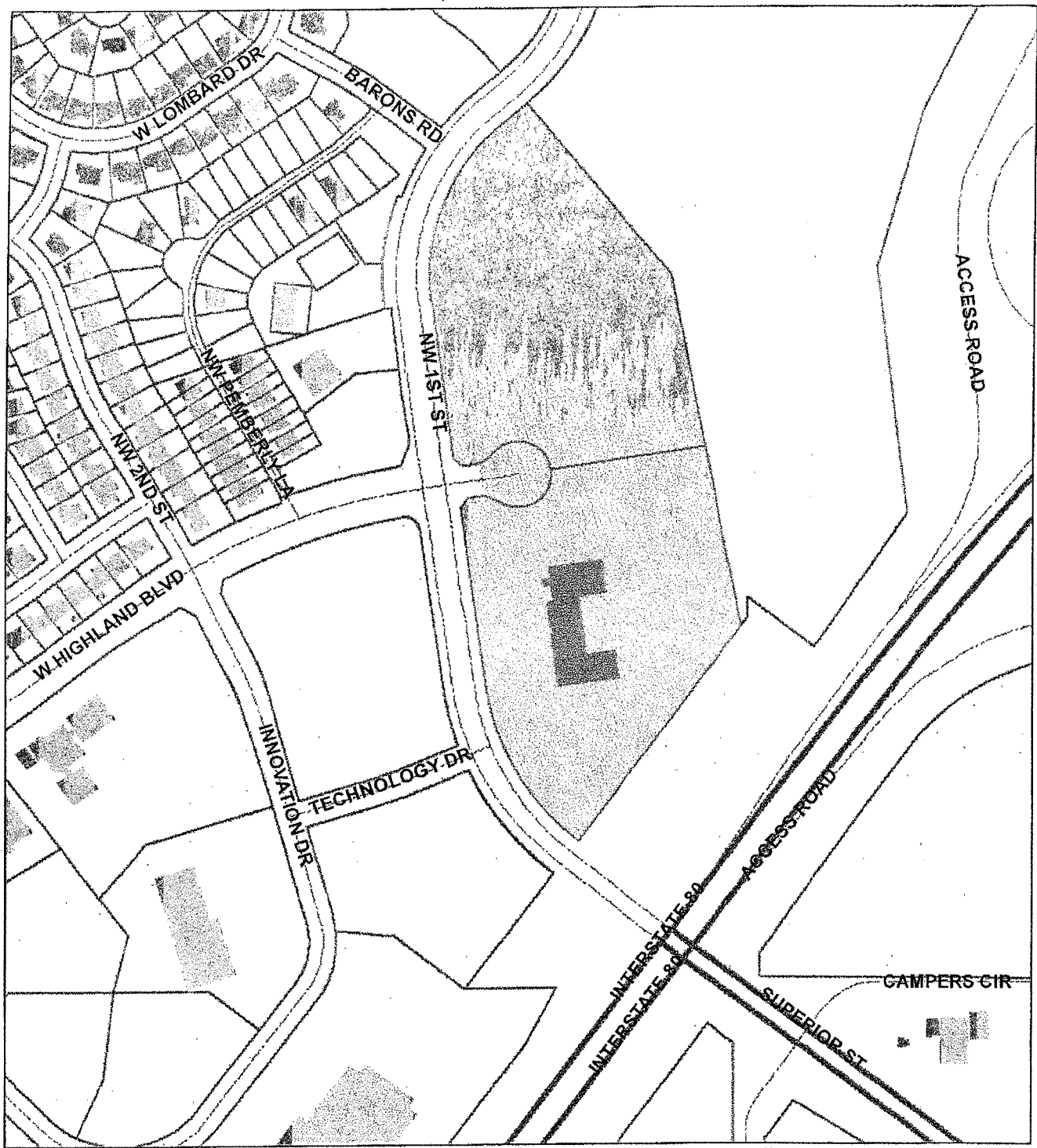


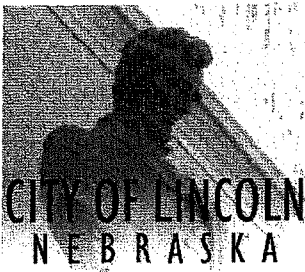
Exhibit 3b

University of Nebraska Technology Park Project 3

Project Area Building Footprints

Created by: UDD
Created on: 01/25/11





ATTACHMENT "B"

Lincoln-Lancaster County 555 South 10th Street / Suite 213 Lynn Sunderman, Chair
Planning Department Lincoln, Nebraska 68508 City-County
Marvin S. Krout, Director 402-441-7491 / fax: 402-441-6377 Planning Commission



MAYOR CHRIS BEUTLER

lincoln.ne.gov

February 11, 2011

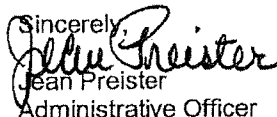
TO: Neighborhood Associations/Organizations
Deb Schorr, Chair, Lancaster County Board of Commissioners
Dr. Steve Joel, Superintendent, Lincoln Public Schools
Educational Service Unit #18, c/o David Myers
Board of Regents, University of Nebraska-Lincoln
President, Southeast Community College
Glenn Johnson, Lower Platte South Natural Resources District

RE: **Comprehensive Plan Conformance No. 11002**
(Proposed amendment to the Northwest Corridors Redevelopment Plan)

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the City of Lincoln has received an application for **Comprehensive Plan Conformance No. 11002**, requested by the Director of the Urban Development Department, to review a proposed amendment to the **Northwest Corridors Redevelopment Plan** as to conformance with the 2030 Lincoln-Lancaster County Comprehensive Plan. The proposed amendment adds the "University of Nebraska Technology Park Project #3: World's Foremost Bank Project" within the University of Nebraska Technology Park and includes the construction of a 40,000 sq. ft. office/commercial building and a parking lot. The Project Area consists of approximately 10 acres generally located north of the existing bank location at 4800 N.W. 1st Street. The Northwest Corridors Redevelopment Plan Area is generally along Sun Valley Boulevard from West O Street to Cornhusker Highway, along Cornhusker Highway from I-180 to N.W. 12th Street, along N.W. 12th Street from Cornhusker Highway to Highlands Boulevard, Highlands Boulevard from N.W. 12th Street to N.W. 1st Street, and West Superior Street from N.W. 1st Street to I-180. A copy of the proposed amendment and map are attached for your information. The Planning Commission action is a recommendation to the City Council.

A public hearing on this application will be held before the Lincoln City/Lancaster County Planning Commission on **Wednesday, February 23, 2011**. The public hearing is your opportunity to appear and speak upon the merits of this application. The Planning Commission meeting commences at **1:00 p.m.** in the City Council Hearing Room on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

If you would like additional information, you are encouraged to contact Wynn Hjermstad in the Urban Development Department at 402-441-7606 or whjermstad@lincoln.ne.gov; or the project planner in the Planning Department, Tom Cajka, at 402-441-5662 or tcajka@lincoln.ne.gov. You may also wish to appear at the public hearing or submit your comments prior to the public hearing in writing to the Planning Commission at the Planning Department address, by email to plan@lincoln.ne.gov, or by fax to 402-441-6377. The Planning Department staff report and recommendation will be available in the Planning Department office on Thursday, February 17, 2011, after 3:00 p.m. The Planning Commission Agenda and staff report will also be available on Internet at that time at lincoln.ne.gov (keyword = pcagenda).

Sincerely,

Jean Preister
Administrative Officer

cc: David Landis, Urban Development
Wynn Hjermstad, Urban Development
Rick Peo, Chief Assistant City Attorney
Norm Agena, County Assessor
University of Nebraska Foundation, 1010 Lincoln Mall, Suite 300, 68508
Tom Huston, 233 S. 13th Street, Suite 1900, 68508

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Robert Bowen
West A Neigh. Assn.
1901 W. South Street
Lincoln, NE 68522

Jennifer Brinkman
Fallbrook Home Owners Assn.
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Lincoln, NE 68521-6629

Chris Cashmere
West A Neigh. Assn.
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Myrna Coleman
Highlands Neigh. Assn.
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Lincoln, NE 68521

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Highlands Neigh. Assn.
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Dublin Townhome Association
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Lincoln, NE 68521

Rick Hargreaves
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South Salt Creek Neigh. Assn.
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Prairie Ridge Homeowners
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North Bottoms Neigh. Assn.
1142 New Hampshire St.
Lincoln, NE 68508

P.C. Meza
South Salt Creek Neigh. Assn.
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Lincoln, NE 68502

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Highlands NW Neigh. Assn.
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Lincoln, NE 68521

Barb Morley
Malone Neigh. Assn.
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Ed Patterson
Malone Neigh. Assn.
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Belmont Community Organization
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Lincoln, NE 68521

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Capitol Beach Community Assn.
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Lincoln, NE 68501

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Downtown Neigh. Assn.
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Lincoln, NE 68508

Dave Landis
Urban Development

Wynn Hjermstad
Urban Development

Deb Schorr, Chair
Lancaster County Board of Commissioners

Dr. Steve Joel, Superintendent
Lincoln Public Schools
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Lincoln, NE 68510

Educational Service Unit #18
c/o David Myers
5901 O Street
Lincoln, NE 68510

University of Nebraska-Lincoln
c/o Linda Cowdin, UNL Property Management
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Lincoln, NE 68588

President
Southeast Community College
8800 "O" Street
Lincoln, NE 68520

Glenn Johnson
Lower Platte South NRD
P.O. Box 83581
Lincoln, NE 68501

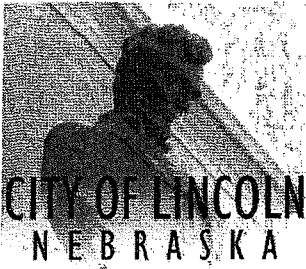
Rick Peo
Chief Assistant City Attorney

Norm Agena
County Assessor

University of Nebraska Foundation
1010 Lincoln Mall, Suite 300
Lincoln, NE 68508

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Lincoln, NE 68508

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Lincoln-Lancaster County 555 South 10th Street / Suite 213 Lynn Sunderman, Chair
 Planning Department Lincoln, Nebraska 68508 City-County
 Marvin S. Krout, Director 402-441-7491 / fax: 402-441-6377 Planning Commission



MAYOR CHRIS BEUTLER

lincoln.ne.gov

March 4, 2011

TO: Neighborhood Associations/Organizations
 Deb Schorr, Chair, Lancaster County Board of Commissioners
 Dr. Steve Joel, Superintendent, Lincoln Public Schools
 Educational Service Unit #18, c/o David Myers
 Board of Regents, University of Nebraska-Lincoln
 President, Southeast Community College
 Glenn Johnson, Lower Platte South Natural Resources District

RE: **Proposed Amendment to the Northwest Corridors Redevelopment Plan**

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the request by the Director of the City Urban Development Department for a resolution adopting and approving a proposed amendment to the **Northwest Corridors Redevelopment Plan** is scheduled for public hearing before the Lincoln City Council on **Monday, March 21, 2011, at 3:00 p.m.** in the Hearing Room on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska. The proposed amendment adds the "University of Nebraska Technology Park Project #3: World's Foremost Bank Project" within the University of Nebraska Technology Park and includes the construction of a 40,000 sq. ft. office/commercial building and a parking lot. The Project Area consists of approximately 10 acres generally located north of the existing bank location at 4800 N.W. 1st Street. The Northwest Corridors Redevelopment Plan Area is generally along Sun Valley Boulevard from West O Street to Cornhusker Highway, along Cornhusker Highway from I-180 to N.W. 12th Street, along N.W. 12th Street from Cornhusker Highway to Highlands Boulevard, Highlands Boulevard from N.W. 12th Street to N.W. 1st Street, and West Superior Street from N.W. 1st Street to I-180. A map showing the project boundaries and the proposed amendment language were previously provided to you.

On February 23, 2011, the Lincoln City-Lancaster County Planning Commission voted 8-0 to find the proposed amendment to the Northwest Corridors Redevelopment Plan to be in conformance with the Comprehensive Plan (**Comprehensive Plan Conformance No. 11002**).

If you would like additional information, you are encouraged to contact Wynn Hjermstad in the Urban Development Department (402-441-8211 or whjermstad@lincoln.ne.gov), or the Planning Department staff planner, Tom Cajka (402-441-5662 or tcajka@lincoln.ne.gov). The proposed resolution will appear on the City Council agenda for introduction on March 14, 2011, and may be accessed on the internet at <http://www.lincoln.ne.gov/city/council/index.htm> on Thursday afternoon, March 10, 2011.

Sincerely,

 Jean Preister
 Administrative Officer

cc: Dave Landis, Urban Development
 Wynn Hjermstad, Urban Development
 Rick Peo, Chief Assistant City Attorney
 Norm Agena, County Assessor
 Tom Huston, 233 S. 13th Street, Suite 1900, 68508
 Steve Frayser, University of Nebraska Foundation, 1010 Lincoln Mall, Suite 300 68508
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TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE LINCOLN JOURNAL STAR ON FRIDAY, March 4, 2011 AND FRIDAY, March 11, 2011:

Notice is hereby given that the Lincoln City Council will hold a public hearing on **Monday, March 21, 2011, at 3:00 p.m.**, in the City Council Hearing Room on first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska, on the following item. For more information, call the Urban Development Department (441-7606) or the Planning Department (441-7491):

1. A resolution requested by the Director of the Urban Development Department accepting and approving a proposed amendment to the Lincoln Center Redevelopment Plan as to conformance with the 2030 Lincoln-Lancaster County Comprehensive Plan. The proposed amendment extends the "Lincoln Star Buildings Redevelopment Project" area to include the M Street right-of-way from 7th Street to 17th Street to allow for streetscape design and improvements. The "Lincoln Star Buildings Redevelopment Project" involves a portion of Block 88 within the downtown mixed use revitalization/development area. The Lincoln Center Redevelopment Plan Area is generally bounded by Salt Creek, Interstate 180 and "R" Street on the north, 17th Street on the east, "G" Street on the south, and Salt Creek, 2nd Street and Sun Valley Boulevard on the west.
2. A resolution requested by the Director of the Urban Development Department accepting and approving a proposed amendment to the Northwest Corridors Redevelopment Plan as to conformance with the 2030 Lincoln-Lancaster County Comprehensive Plan. The proposed amendment adds the "University of Nebraska Technology Park Project #3: World's Foremost Bank Project" located within the University of Nebraska Technology Park, and includes the construction of a 40,000 square foot office/commercial building and a parking lot, on property generally located north of the existing bank location at 4800 N.W. 1st Street. The Northwest Corridors Redevelopment Plan area is generally along Sun Valley Boulevard from West O Street to Cornhusker Highway, along Cornhusker Highway from I-180 to N.W. 12th Street, along N.W. 12th Street from Cornhusker Highway to Highlands Boulevard, Highlands Boulevard from N.W. 12th Street to N.W. 1st Street, and West Superior Street from N.W. 1st Street to I-180.

Joan Ross
City Clerk